

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AND MEETING
August 9, 2016

A public hearing of the Zoning Board of Adjustment was held on Tuesday, August 9, 2016 at 6:30 PM in Room 208, City Hall.

Members in attendance were:

Gerry Reppucci, Chair
J.P. Boucher, Clerk
Mariellen MacKay
Jack Currier
Kathy Vitale

Carter Falk, AICP, Deputy Planning Manager/Zoning

Mr. Reppucci explained the Board's procedures, including the points of law required for applicants to address relative to variances and special exceptions. Mr. Reppucci explained how testimony will be given by applicants, those speaking in favor or in opposition to each request, as stated in the Zoning Board of Adjustment (ZBA) By-laws. Mr. Reppucci also explained procedures involving the timing light.

Mr. Reppucci said that the Board will consider Case #8 as the second case on the Agenda.

- 1. John J. Flatley Company (Owner) Expose Sign & Graphics, Inc. (Applicant) 1 Tara Boulevard (Sheet A Lot 721) requesting variance to allow for three off-premises sign panels on an existing ground sign - 30 sq.ft for Homewood Suites, located at 15 Tara Boulevard, 30 sq.ft for new restaurant to be built, address undetermined, and 9.3 sq.ft for the Tara Heights Apartments, located at 6-30 Digital Drive. PI Zone, Ward 8. [TABLED FROM 7-26-16 MEETING]**

Voting on this case:

Gerry Reppucci
Kathy Vitale
J.P. Boucher
Mariellen MacKay
Jack Currier

Mr. Reppucci said he'd like to talk about Attorney Bolton's reply to his question on the advertisement of the Case. He said that from the City's perspective, this is actually an expansion

of a nonconforming use, and the application kind of reads like they're asking for permission to put a specific sign on the sign board, and we don't regulate the content of the sign, we just look at the physical dimensions of the sign. He said that the City Attorney has clarified that this is an expansion of a nonconforming use, and the amount of nonconforming sign area is increasing, but the total area of the sign is not increasing.

Mr. Falk said that at times, cases can be advertised different ways. He said that staff had it worded as a variance to allow three additional panels from off-premises locations, which is not permitted, and that's why it was advertised as a variance. He said that off-premises signs are not allowed anywhere, and that is what is proposed. He said that on the other hand, it is a nonconforming sign, and there is a proposed increase to it, so it could be advertised as a special exception to expand a nonconforming use.

Mr. Falk said that staff looked at it from a more restrictive approach, which is the variance standards, over the special exception standard. He said that he believes that it is advertised correctly, and it can go forward as advertised, and if someone wants to formally appeal the decision, they'd have 30 days in which to do so.

Mr. Currier said that he thought it was a good idea to be worded as a variance, it's probably a stricter interpretation, and it should go as is.

Andrew Clark, Expose Signs, Hopedale, MA. Mr. Clark said that there were some issues of ownership, and that issue has been resolved between the Radisson and John J. Flatley Company. He went over the history of the property and the sign. He said that they're trying to get awareness of the businesses up the hill within the development, as there are some large tracts of land back there that have no signage up front by Spit Brook Road.

Mr. Currier asked to confirm that the main sign frame is not changing, it's just the panels within the sign.

Mr. Clark agreed, the panels inside, also, the sign will be repainted, and some rehab inside the sign.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mr. Currier to approve the variance application as advertised on behalf of the owner as advertised. Mr. Currier said that the variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property, and the benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance, per testimony, years ago, the sign was conforming, and all on one lot, it became nonconforming after the lots in front were subdivided off.

Mr. Currier said that the proposed use would be within the spirit and intent of the ordinance, as it's reasonable to advertise for the other businesses that are off the street in the back.

Mr. Currier said that it will have no negative impact on surrounding properties, it is not contrary to the public interest, and substantial justice is served to the businesses in this location.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY 5-0.

2. John J. Flatley Company (Owner) 200 Innovative Way (Sheet A Lot 798) requesting special exception to work in a critical wetland and critical wetland buffer to access an upland area to develop approximately 70,000 square feet of land for a 300-seat sit down restaurant. PI Zone, Ward 8.

Voting on this case:

Gerry Reppucci
Mariellen MacKay
J.P. Boucher
Kathy Vitale
Jack Currier

Attorney Gerald Prunier, Prunier & Prolman, P.A. 20 Trafalgar Square, Nashua, NH. Atty. Prunier described the lot's location. He said that they're seeking a special exception for the wetland that would be impacted from Innovative Way into the restaurant site. He said that the Conservation Commission has reviewed the site and has recommended approval. He said that they will comply with all the special conditions as well.

Mr. Reppucci read the approval letter from the Conservation Commission, approved per the August 2, 2016 meeting, with five stipulations of approval, and passed it around to the Board members.

Mr. Currier asked if the proposed driveway going to be used from fill, or will it be a little bridge to enter the site.

Mr. Chad Branon, Fieldstone Land Consultants. Mr. Branon stated that the entrance will be fill material, so there will not be a bridge, he said that there will be a closed drainage system associated with the stormwater management that will capture the runoff along the roadway and route it to the stormwater management system. He said that the reason why they chose the driveway location is that they want to have adequate separation to Research Drive, located to the north of the property, and to make sure that there won't be any turning conflicts there, and sight lines were contemplated as well for the entrance. He said that the site topography also works best for the engineering and stormwater components for the property.

Mr. Currier asked if the nine special wetland criteria are satisfied.

Atty. Prunier said that they'll all be met.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mr. Currier to approve the special exception on behalf of the owner as advertised. Mr. Currier stated that the use is listed in the Table of Uses, in Section 190-112.

Mr. Currier said that the use will not create undue traffic congestion or unduly impair pedestrian safety, testimony was that the driveway will minimize any traffic issues.

Mr. Currier said that the use will not overload public water, drainage or sewer or other municipal systems, the drainage will be treated on site.

Mr. Currier said that the nine special regulations will be satisfied per testimony.

Mr. Currier said that the use will not impair the integrity or be out of character with the neighborhood, or be detrimental to the health, morals or welfare of the residents, and the development of this land for a restaurant is in concert with the overall development of the zone, and the minutes and the approval letter from the Conservation Commission are incorporated into the Zoning Board record.

SECONDED by Ms. Vitale.

MOTION CARRIED UNANIMOUSLY 5-0.

3. Christopher T. & Joyce M. Teixeira (Owners) 13 Belleaire Avenue (Sheet 87 Lot 227) requesting the following variances: 1) to exceed maximum driveway width, 22 feet existing, 24 feet permitted, an additional 11 foot wide driveway proposed for a total width of 33 feet; and, 2) to exceed maximum height of accessory structure, 12 feet allowed within 10 feet of property line, 16 feet proposed, to construct a detached 18'x26' garage. RB Zone, Ward 6.

Voting on this case:

Gerry Reppucci
Kathy Vitale
J.P. Boucher
Mariellen MacKay
Jack Currier

Chris Teixeira, 13 Belleaire Avenue, Nashua, NH. Mr. Teixeira stated that the property has a single-car garage and is looking to add another garage and a driveway on the other side of the house. He said he has a classic car that he'd like to park in the garage. He said that the house across the street has a similar situation with a detached garage behind the house.

Ms. Vitale asked about the height of the garage.

Mr. Teixeira said the standard height would be eight-foot walls, and pitched to be about twelve feet tall, but he said that he wants to put up twelve-foot high walls, so that there could potentially be a lift in the garage, so the garage would be slightly higher, and there wouldn't be a second level or anything.

Mr. Currier said there doesn't seem to be a lot of traffic, in fact, its light on traffic, which is a special condition of the property.

Mr. Teixeira said that is correct, and a lot of the traffic is going to St. Joseph's Cemetery.

Mr. Reppucci asked if we have an actual design of the garage, he asked if it will be done professionally.

Mr. Teixeira said that he has an estimate from St. Laurent Construction, but said he doesn't have a drawing now, but one could be made available if needed by the Board, he said it would be a normal pitch to the roof that you'd see on a garage. He said it won't be super high.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

Mr. Reppucci said that he thinks it's a good idea to put in a stipulation that the use of the garage is only used for the owner, there is no intention beyond residential use.

Mr. Currier agreed, as properties do change hands.

MOTION by Mrs. MacKay to approve the variance application as advertised on behalf of the owner as advertised, both requests considered collectively. Mrs. MacKay said that the variances are needed to enable the applicant's proposed use of the property, given the special conditions of the property, and the benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance, as he needs the height and width and the expansion to house his personal classic car, which is a larger vehicle.

Mrs. MacKay said that the proposed use would be within the spirit and intent of the ordinance.

Mrs. MacKay said that it will have no negative impact on surrounding properties. She said it is not contrary to the public interest, and substantial justice is served to the owner.

Mrs. MacKay said that the special condition is that it is for personal use to work on his classic car, therefore, the Board would like to ensure that the garage is only to be used for residential use and not as a commercial use.

SECONDED by Mr. Currier.

MOTION CARRIED UNANIMOUSLY 5-0.

4. Okorp Associates & 270 Amherst Street LLC (Owners) 7 Diesel Road & 270 Amherst Street (Sheet E Lots 268 & 1229) requesting special exception to work in an "other" wetland to construct a driveway crossing between subject properties. HB Zone, Ward 1.

Voting on this case:

Gerry Reppucci
J.P. Boucher
Mariellen MacKay
Jack Currier

Kathy Vitale - RECUSED

Steve Auger, Project Manager, Hayner Swanson, Inc., 3 Congress

Street, Nashua, NH. Mr. Auger stated that they are seeking a special exception to impact a man-made low-level stream to construct a driveway connection between two lots. He said that one site is Peters Bump Clinic, and the other one is the Aldi's Supermarket site. He said that the Aldi's site plan had a stipulation that the sites come together to allow for a driveway connection. He said it is similar to a lot of sites on Amherst Street, and is beneficial for reducing traffic on busy roadways, as people can go from site to site without going on Amherst Street or Daniel Webster Highway.

Mr. Auger said that there is no buffer associated with this wetland, as it is considered a man-made ditch and the Conservation Commission agreed with that. He said that the wetlands were flagged by Wetlands Consulting Services, Mr. Robert Prokop. He said that underneath the driveway crossing, there will be a 42-inch culvert to help with water flow. He said that they will satisfy the nine wetland special criteria as well.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mr. Currier to approve the special exception on behalf of the owner as advertised. Mr. Currier stated that the use is listed in the Table of Uses, in Section 190-112.

Mr. Currier said that the use will not create undue traffic congestion or unduly impair pedestrian safety, the Board finds that both of these will be improved by allowing this cross-traffic to be off of Amherst Street right near the Route 3 intersection.

Mr. Currier said that the use will not overload public water, drainage or sewer or other municipal systems, and the drainage will not be impacted at all.

Mr. Currier said that the nine special regulations will be satisfied per testimony.

Mr. Currier said that the use will not impair the integrity or be out of character with the neighborhood, or be detrimental to the health, morals or welfare of the residents, the Board finds that it will be an improvement to traffic.

Mr. Currier said that as a special condition as part of this record, the Board is incorporating the Conservation Commission minutes and the approval from July 6, 2016 with five stipulations of approval.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY 4-0.

5. Daniel R. & Ann M. Cathcart (Owners) 10 Lancaster Drive (Sheet B Lot 1522) requesting the following variances: 1) to encroach 6 feet into the 20 foot required front yard setback on Robinhood Drive; and, 2) to encroach 15 feet into the 20 foot required front yard setback on Lancaster Drive - both requests to install a 14'x24' tent garage. R9 Zone, Ward 9.

Voting on this case:

Gerry Reppucci
Kathy Vitale
J.P. Boucher
Mariellen MacKay
Jack Currier

Dan Cathcart, 10 Lancaster Drive, Nashua NH. Mr. Cathcart said that he has the support of all his neighbors in the area. He said that it is a quality shelter, from Shelter Logic, it has six anchors in the ground, and it's very well made. He said that it would match the color of the house, and the purpose is to store an RV.

Mr. Currier said it looks as if the tent garage would be within the wooden fence, there's a stone type of driveway.

Mr. Cathcart said it is gravel, in preparation to put this in, so it's nice and level.

Mr. Currier said that the fence and bushes go a long way in trying to camouflage this from a large part of the property,

which is a good thing, as it's tucked in between the fence and the house.

Mr. Cathcart said that you'd only see the front of it. He said that his neighbors are ok with it.

Mr. Reppucci asked how tall the structure is.

Mr. Cathcart said its 12 feet at the peak, and about 10 feet at the sides.

Mr. Reppucci said his concern is that it's 5 feet from the corner of two streets. He asked if there was any consideration to relocate it in an area of the lot where it's not right on the corner of two streets.

Mr. Cathcart said on the left side, it would be right on the property line, and the neighbor would be looking directly at it. He said if it were in the back, it would take up the whole back yard. He said since it's a corner lot, this is the only place to put it.

Mr. Reppucci said he didn't see how a shelter this size would take up the whole back yard.

Mr. Cathcart said it's deceiving, and would have to take out a fence. He said that the easier access is where it is proposed, and it would be right next to the garage.

Mr. Reppucci said that the location seems inherently unsafe in a lot of ways. He asked if there is a curb-cut at the corner.

Mr. Cathcart said it's a paved driveway in front of the garage, there is no curb.

Mr. Reppucci said that the variance is for the encroachment, but it doesn't address the driveway or the curb-cut.

Mr. Cathcart said it's a very quiet street, not high traffic.

Mr. Reppucci said that driveway cuts are not allowed at the corner of two roads, without permission to do that, its 50 feet to the corner, and the current driveway is less than that. He said he didn't know how this would work without permission from the Street Department.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

Mr. Reppucci said that he's concerns about the aesthetics of this, we have to look out for the neighborhood. He said it's not a good plan to be so close to the corner.

Mr. Currier said he was concerned about the size of it. He said that the topography is very noticeable, it goes uphill on Lancaster, and continues uphill on Robin Hood Way. He said it appears as if the fence and bushes have been there a long time.

Mr. Boucher said that the topography isn't drastic, and didn't think visually where it's proposed would be a problem, and shared the concerns about it being so close. He said he'd be concerned if it was an area where a car would be parked and used. He said overall he didn't have a concern with the location of it.

Mrs. MacKay agreed with the topography, and didn't think it would look so obtrusive. She said that there were no concerns from the neighbors. She said it's a temporary structure, and is inclined to support the request.

Ms. Vitale said that he has a trailer that he wants to protect, it's not the ideal thing so close, and Lancaster is not that busy. She said to move it to the back isn't necessarily an improvement, given the use of the back yard. She said if the proposed location just doesn't work, he won't keep it there very long, and it's not a permanent structure.

Mr. Reppucci said he does have concerns about the aesthetics of things. He said he does think that this will need extra relief with the driveway.

Mr. Falk said that the Code does require a 50-foot minimum distance for a driveway to the corner of an intersection. He said if he is adding a driveway, then it does appear as if there is an issue.

Mr. Reppucci said that the parking within a few feet of an intersection is something that we can't just say ok to. He said this has to be addressed the proper way.

Mr. Falk said it's possible that there needs to be additional relief. He said that staff will have to work with the applicant.

The Board members agreed it's best to table the request.

MOTION by Mr. Reppucci to table the request to the September 13, 2016 meeting. He said it's tabled with the expectation that the applicant will get a positive recommendation for the access to the structure from the Street Department and/or the Planning Department in writing. He said that if additional relief is needed, they'll have to apply for whatever is necessary.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY 5-0.

6. Walter W. Anderson, Jr., (Owner) Holland Hampshire, LLC (Applicant) 537-539 Amherst Street (Sheet H Lot 88) requesting the following: 1) special exception to work within the 150-foot Water Supply Protection District Conservation Zone for the redevelopment of this lot; and, 2) variance to allow automotive parking within the front yard setback, 20 feet required, 11 feet proposed. HB Zone, Ward 2.

Voting on this case:

Gerry Reppucci
Kathy Vitale
J.P. Boucher
Mariellen MacKay
Jack Currier

Attorney Gerald Prunier, Prunier & Prolman, P.A., 20 Trafalgar Square, Nashua, NH. Atty. Prunier said the building is the old Charmins Restaurant and Big Toy. He said that the building will be torn down and the lot is planning on being subdivided into two lots. He said that for the special exception, there are wetlands in the back of the property, and all along Amherst

Street in the back. He said that they went to the Conservation Commission, they came out and reviewed the site, and determined that the site met the nine special conditions, and recommended approval, with three conditions of approval. He passed out some information to the Board and explained what it was.

Atty. Prunier said that the existing strip of grass along the front is four feet wide. He said that along Amherst Street, some are twenty feet, some more, some less. He said that historically, cars have always parked right up to the street at this lot, even from the early 1970's. He said that they won't be able to meet the twenty-foot setback, but can push it back to eleven feet.

Steven Auger, Project Manager, Hayner Swanson, Inc., 3 Congress Street, Nashua, NH. Mr. Auger said that right now, there is no treatment and water eventually finds its way into Holts Pond. He said that the proposed design will have the site graded as such so that the stormwater will be captured and brought back into the middle of the site, and there will be an underground stormtrack system to treat the stormwater. He said it's not exactly finalized right now, but it will be prior to submittal to the Planning Board. He said it will be improved over current conditions.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mr. Currier to approve the special exception on behalf of the owner as advertised. Mr. Currier stated that the use is listed in the Table of Uses, in Section 190-24 (F).

Mr. Currier said that the use will not create undue traffic congestion or unduly impair pedestrian safety, actually the special exception doesn't really apply.

Mr. Currier said that the use will not overload public water, drainage or sewer or other municipal systems, actually, the drainage and stormwater systems will be vastly improved, and

will very much help our public water supply, which is right behind the lot.

Mr. Currier said that there are no special regulations, as it's the Water Supply Protection District. He said that the Conservation Commission did recommend approval, with their letter dated July 6, 2016, with three stipulations, of which the applicant has stated that they'll adhere to.

Mr. Currier said that the use will not impair the integrity or be out of character with the neighborhood, or be detrimental to the health, morals or welfare of the residents, actually it will help by having cleaner water going into the water supply.

Mr. Currier said that as a special condition as part of this record, the Board is incorporating the Conservation Commission minutes and the approval from July 6, 2016.

SECONDED by Ms. Vitale.

MOTION CARRIED UNANIMOUSLY 5-0.

MOTION by Mr. Currier to approve the variance application as advertised on behalf of the owner as advertised. Mr. Currier said that the variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property, the Board finds that it's a long-standing lot, of which there has been parking much closer to the street than the eleven foot distance that is proposed, and therefore, the Board feels that this is a reasonable request that relief for the 11 feet be granted.

Mr. Currier said that the proposed use would be within the spirit and intent of the ordinance.

Mr. Currier said that it will have no negative impact on surrounding properties. He said it is not contrary to the public interest, and substantial justice is served to the owner to allow parking as proposed.

SECONDED by Ms. Vitale.

MOTION CARRIED UNANIMOUSLY 5-0.

- 7. Andrew & Marise Evans-Perry (Owners) 40 Raymond Street (Sheet 47 Lot 140) requesting the following variances: 1) to encroach 3 feet into the 6 foot required right side yard setback to expand an existing detached garage from 20'-5" x 20'-5" to 20'-5" x 40'-5"; and, 2) to exceed maximum height of accessory garage structure, 12 feet allowed within 10 feet of property line, 12'-4" proposed. RA Zone, Ward 3.**

Voting on this case:

Gerry Reppucci
Kathy Vitale
J.P. Boucher
Mariellen MacKay
Jack Currier

Andrew Perry, 40 Raymond Street, Nashua, NH. Mr. Perry said that they'd like to expand the size of their existing garage to park vehicles in, and it would be made longer, but not wider due to the roofline. He said the neighbors haven't expressed any concerns, but couldn't reach every one of them. He did get a letter of support from one neighbor, the Prieto's.

Mr. Perry said that the standard garage size is 24'x24', but this one would be 19'-5" on the interior. He said that the reason for the height variance is that it is existing structure, and want to tie in to the existing roof line, just extend it back. He said that it is a wood garage.

SPEAKING IN FAVOR:

Tim Parrott, 23 Wood Street, Nashua, NH. Mr. Parrott stated that he is in favor of the request, most of the homes here were built many years ago, and have smaller sized garages.

Letter from Tom & Karen Prieto, 41 Raymond Street, Nashua NH.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mrs. MacKay to approve the variance application as advertised on behalf of the owner as advertised. Mrs. MacKay said that the variance is needed to enable the applicant's proposed use of the property, given the special conditions of

the property, and the benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance, the Board finds that it's the least impactful way to expand the garage.

Mrs. MacKay said that the proposed use would be within the spirit and intent of the ordinance.

Mrs. MacKay said that it will have no negative impact on surrounding properties, actually, it should increase property values. She said it is not contrary to the public interest, and substantial justice is served to the owner.

SECONDED by Mr. Currier.

MOTION CARRIED UNANIMOUSLY 5-0.

8. Moavenian Realty, LLC (Owner) Dr. Nader Moavenian/New Hampshire Oral & Maxillofacial Surgery (Applicant) 33 Trafalgar Square (Sheet G Lot 653) requesting variance to exceed maximum number of wall signs, 3 permitted, 3 existing - 1 additional wall sign requested on north building elevation. GB Zone, Ward 2.

Voting on this case:

Gerry Reppucci
Kathy Vitale
J.P. Boucher
Mariellen MacKay
Jack Currier

Barbara Warmke, Gray Cat Graphic Design. Ms. Warmke said that the reason why they want the additional signage is because of the way the building is structured, there is little space to hang signage, so they already have three signs on the front of the building and have decided to spread it on the side of the building. She said that there is no signage on the north side of the building, so when patients approach the building from that side, there's nothing to identify the business.

Ms. Warmke said that they want additional signage on that side, it would be a rather small wall sign, 55"x42", centered between the windows, and there would be 14" high black letters naming out the business name between the first and second floor

windows.

Mr. Reppucci said that the proposed sign picture that the Board has indicates only one small wall sign.

Ms. Warmke said that is not correct, and showed the Board what they want.

Mr. Reppucci said that the Board never received that picture.

Mr. Currier said that there is a long line of text, and it wasn't what the Board received.

Mr. Falk said he never saw that drawing, and it wasn't submitted.

Mr. Reppucci said that this line of text would be considered signage, and it wasn't advertised.

Ms. Warmke said it should have been, it should be to add two wall signs, she said there was language in the application about the string of text.

Mr. Falk said that there was never a drawing of that extra text submitted.

Mr. Reppucci said that we have an application that does not accurately reflected. He said that what was asked for and what was advertised are different.

Ms. Vitale said that the application indicates language of 14" black lettering in letter "G".

Mr. Reppucci said that the actual square footage is going to exceed what was advertised as well. He said it looks as if the Board will hold off until this is straightened out for the advertisement. He said it can't be considered now.

Mr. Currier said that in addition to the quantity of wall signs, he asked about the maximum square footage of wall signs that needs to be looked at. He said that he senses that it's much larger.

Mr. Reppucci said that the Board can only act upon what is advertised, as long as it's properly advertised. He said that

Mr. Currier observed that what was advertised to the public is not accurate, the request is more than what was advertised. He said that this should be tabled. He said it will need to be re-advertised, so it should be two meetings out, not the next meeting in two weeks.

MOTION by Mr. Reppucci to Table the request to the September 13, 2016 meeting.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY 5-0.

MISCELLANEOUS:

REGIONAL IMPACT:

The Board determined that there are no cases that have Regional Impact.

REHEARING REQUESTS:

None.

MINUTES:

6-14-16:

6-28-16:

7-12-16:

7-26-16:

No action.

ADJOURNMENT:

Mr. Reppucci called the meeting closed at 8:52 p.m.

Submitted by: Mr. Boucher, Clerk.

CF - Taped Hearing